



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 21st February, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Jim Glen and Sara Hassan

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Williams explained that a week before the meeting, all four Members of the Sub-Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and emails containing objections or giving support. Members of the Sub-Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Sub-Committee, it did not mean that the issue had been ignored. Members would have read about the issue and comments made by correspondents in the papers read prior to the meeting.

2.2 Councillor Williams declared in respect of Item 6, he knew an individual who was employed by Waitrose and confirmed that he had not discussed the Application with them (this was the same declaration as that made by Cllr Williams on 28 June 2022 in relation to application 21/04074/FULL).

The solicitor to the council explained that following the 28 June 2022 planning committee, an allegation of conflict against Cllr Williams was investigated on behalf of the Director of Law. As a result, it was confirmed that it was appropriate for Councillor Williams to chair the meeting and there was no

perception of a conflict of interest and that Councillor Williams made the decision with an open mind. That position remained unchanged.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 17 January 2023 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 2-6 STANHOPE ROW, 16 STANHOPE ROW, 36 & 37 HERTFORD STREET, 16A, 16B AND 17 MARKET MEWS, LONDON

Demolition and replacement of existing fifth floor, demolition of existing plant room, and erection of a single storey roof extension at sixth floor to 2-6 Stanhope Row with replacement windows, terraces at fifth and sixth floors and remodelling works; demolition of 16 Stanhope Row, 16a, 16b and 17 Market Mews, excavation at basement level and erection of a four-storey (plus part basement floor) replacement building, all to provide an 82-bedroom hotel (Class C1). Demolition of 37 Hertford Street and erection of replacement building (basement to fourth floor plus mansard roof plus roof plant enclosure); and Internal and external alterations to 36 Hertford Street including demolition and remodelling of existing mansard roof, with new roof level plant enclosure; together with excavation at basement level to 36 and 37 Hertford Street to lower existing basement slab level; all to provide 16 residential dwellings (Class C3) along with provision for cycle parking, terraces, refuse storage and rooftop plant, together with other associated works.

Late representations were received from Bain Capital & Orka Investments

The presenting officer also circulated a revised description of development, revised recommendation, amendments/additional conditions and a draft decision LBC letter

1. The revised description of development:

Demolition and replacement of existing fifth floor, demolition of existing plant room, and erection of a single storey roof extension at sixth floor to 2-6 Stanhope Row with replacement windows, terraces at fifth and sixth floors and remodelling works; demolition of 16 Stanhope Row, 16a, 16b and 17 Market Mews, excavation at basement level and erection of a four-storey (plus part basement floor) replacement building, all to provide an 82-bedroom hotel (Class C1). Demolition of 37 Hertford Street and erection of replacement building (basement to fourth floor plus mansard roof plus rooftop plant enclosure); and Internal and external alterations to 36 Hertford Street including demolition and remodelling of existing mansard roof, ~~with new roof level plant enclosure~~; together with excavation at basement level to 36 and 37 Hertford Street to lower existing basement slab level; all to provide 16 residential dwellings (Class C3) along with

provision for cycle parking, terraces, refuse storage and rooftop plant, together with other associated works.) (Amendments in red)

2. Revision to Part b) of the recommendation (to include works to the passageway)

b) All highway works immediately surrounding the site required for the development to occur prior to occupation of the development, including reinstatement of redundant crossovers on Stanhope Row, and works to the passageway including lighting. All of the above to the Council's specification, at full cost (administrative, legal and physical) of the developer;

3. And a requirement for an additional condition (43) and amendments to conditions 11, 21 and 34 to 22/05759/FULL (amendments in red)

Amended Condition 21 (22/05759/FUL):

The glass that you put in the windows in the east elevation (overlooking the rear of 44-46 Shepherd Street); must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on this part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Amended condition 11:

The **3** No. three-bedroom residential units must be provided and each one shall thereafter be retained as a residential unit with three separate bedrooms.

Amended condition 34:

You must apply to us for approval of detailed drawings showing the following alteration to the scheme:

- Omission of casement windows proposed to No. 37 Hertford Street and their replacement with sash windows.
- Drawings showing the use of yellow stock or red brick at 37 Hertford Street

You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings.

Condition 43

You must apply to us for approval of a management plan to show how you will prevent customers who are leaving the building from causing nuisance for people in the area, including people who live in nearby buildings. You must not start the reconfigured bar or restaurant use until we have approved in writing what you have sent us. You must then carry out the measures included in the approved management plan at all times that the bar or restaurant is in use.

Reason: To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

4. Revised decision letter for 22/05744/LBC

1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

3 Notwithstanding what is shown on the drawings, you must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

4 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5) of the following parts of the development:

- a) All new windows
- b) Upgrades to existing windows to 36 Hertford Street
- c) All new window linings within 36 Hertford Street
- d) All new doors within the 36 Hertford Street
- e) All new cornicing, skirtings within 36 Hertford Street
- f) Roof insulation build-up within 36 Hertford Street
- g) Floor build-up within 36 Hertford Street

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

5 You must apply to us for approval of a sample panel of brickwork, built on site, which shows the colour, texture, face bond and pointing with a key plan for each facade. You must not start work on this part of the development until we have approved the sample panel in writing. You must then carry out the work according to the approved sample.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

6 You must apply to us for approval of a sample area of exposed and soot washed brickwork to 36 Hertford Street. You must not start work on this part of the development until we have approved the sample in writing. You must then carry out the work according to the approved sample area.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

7 You must apply to us for approval of method statements outlining:

- a) how the cantilevered stone stair at 36 Hertford Street will be supported and protected during the construction works
- b) Any proposed repairs and restoration work to the cantilevered stone stair at 36 Hertford Street

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to this statement.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

11 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades at No. 36 Hertford Street. You must leave them in their present position. You must protect those features properly during work on site.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R26EE)

Speakers

Supporter: Robert Mangan

Objector: John Bresniham

**RESOLVED, CHAIRS CASTING VOTE (Grant: Councillor Glen, Williams;
Refuse: Councillors Hassan and Chowdhury)**

That agreed amended description, recommendation changes to the planning conditions and changes to listed building consent, be granted

1. To grant conditional permission, subject to a S106 legal agreement to secure the following planning obligations:

- a) The residential flats on Hertford Street to be provided prior to the occupation of the reconfigured hotel accommodation.
- b) All highway works immediately surrounding the site required for the development to occur prior to occupation of the development, including reinstatement of redundant crossovers on Stanhope Row and works to the passageway including lighting. All of the above to the Council's specification, at full cost (administrative, legal and physical) of the developer;
- c) Be seen energy monitoring;
- d) The costs of monitoring the S106 agreement.

2. That the S106 legal agreement has not been completed within six weeks of the Committee resolution then:

a) The Director of Town Planning & Building Control shall consider whether the permission can be issued with additional condition to secure the benefits listed above. If this is possible and appropriate, the Executive Director for Growth, Planning and Housing is authorised to determine and issue such a decision under delegated powers;

b) The Director Town Planning & Building Control shall consider whether permission be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and the proposal is unacceptable in the absence of the benefits that would have been secured; if so, the Executive Director for Growth, Planning and Housing is authorised to determine the application and agree appropriate reason for refusal under Delegated Powers.

3. That grant conditional listed building consent.

4. To agree the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter.

2 4 QUEEN ANNE STREET, LONDON, W1G 9LQ

Installation of replacement air conditioning unit within acoustic enclosure and replacement of window panels.

Additional representations were received from Madeline Korn and Ian Trehearne

Late representations were received from K J Gayler, Ian Trehearne

Speakers

Supporter 1: Jack Clemance

Objector 1: Madeline Korn

Objector 2: Chris Brown

Objector 3: Committee Officer read out the comments from Mr Ian Trehearne

RESOLVED UNANIMOUSLY

To defer these applications for the applicant to consider an updated acoustic report based on an up-to-date noise survey with all the u/a air conditioning units turned off and address 5 vents in the windows, in order to establish background noise levels, so assess the proposed new plant in an acoustic enclosure meets the Council's noise conditions.

3 30-32 BRUTON PLACE, LONDON, W1J 6NL

Use of 32 Bruton Place as a drinking establishment with expanded food provision (sui generis) to form extension to existing Guinea Grill at 30 Bruton Place, alterations to shopfront, replacement upper floor windows and rationalisation of plant on roof.

Additional representations were received from Margaret Brierley

Late representations were received from The Guinea.

Speakers

Supporter 1: Kate Turvey

Supporter 2: Margaret Brierley

RESOLVED UNANIMOUSLY:

To grant permission subject to planning permission and listed building consent and to agree the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter.

4 47 GREAT CUMBERLAND PLACE, LONDON, W1H 7TQ

Internal and external works, including partial infill extension of inner lightwell at lower ground, ground, first and second floors; rear second floor extension, terrace at rear fourth floor, and a mansard roof extension to the rear mews building, removal of a lift, various modern additions, and reinstatement of hallway. Installation of 2 condenser units at lower ground floor and 5 at rear third floor. Use of the building as seven residential apartments.

Late representations were received from Andrew Rutherford.

Speakers

Supporter: Silas Willoughby

RESOLVED UNANIMOUSLY:

To grant conditional planning permission, to grant conditional listed building consent and to agree the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter.

5 27 UPPER BERKELEY STREET, LONDON, W1H 7QN

Use of part basement, part ground and first to fourth floor as four residential flats (Class C3). External alterations including the creation of a roof terrace enclosed with railings with a perimeter living roof, installation of replacement windows and installation of stair to front lightwell.

RESOLVED UNANIMOUSLY:

To grant conditional planning permission, to grant conditional listed building consent and to agree the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter.

6 THE COLONNADES, 34 PORCHESTER SQUARE, LONDON, W2 6AP

Details of plan indicating a clear and unobstructed route for pedestrians of The Colonnades to access the residential waste and recyclable storage within the service yard of The Colonnades pursuant to condition 32 of planning permission dated 06 October 2022 (RN: 21/04074/FULL)

Additional representations were received from Councillor Small-Edwards and Hannah Corney.

Late representations were received from Councillor Max Sullivan, John Zamit and Alan Ogilvie.

Speakers

Objector: Alan Ogilvie

Objector: Cllr Max Sullivan

RESOLVED (Grant: Councillor Glen; Refuse: Councillors Williams, Hassan and Chowdhury)

That the Sub-Committee refused the approval of details application on the basis that the proposed access route for the residents to the refuse storage is not considered safe given the conflict with the vehicles using the service yard (swept path analysis).

The Meeting ended at 9.25 pm

CHAIRMAN: _____

DATE _____